

133.0

0008

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

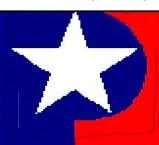
ARLINGTON

Total Card / Total Parcel

1,218,200 / 1,218,200

USE VALUE: 1,218,200 / 1,218,200

ASSESSED: 1,218,200 / 1,218,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
25		ENDICOTT RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: BRIDGEN DEVIN & BRITTANY	
Owner 2:	
Owner 3:	

Street 1: 25 ENDICOTT RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: EBNER MERRILL L &amp; JUNE F/ ESTATE -

Owner 2: -

Street 1: 25 ENDICOTT RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 10,483 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primary Brick Veneer Exterior and 2479 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10483		Sq. Ft.	Site		0	90.	0.70	10									661,042						661,000	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										85918
										GIS Ref
										GIS Ref
										Insp Date
										05/19/18

**PREVIOUS ASSESSMENT**

Parcel ID 133.0-0008-0006.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	556,900	0	10,483.	661,000	1,217,900	1,217,900	Year End Roll	12/18/2019
2019	101	FV	421,900	0	10,483.	697,800	1,119,700	1,119,700	Year End Roll	1/3/2019
2018	101	FV	414,900	0	10,483.	514,100	929,000	929,000	Year End Roll	12/20/2017
2017	101	FV	414,900	0	10,483.	492,100	907,000	907,000	Year End Roll	1/3/2017
2016	101	FV	414,900	0	10,483.	455,400	870,300	870,300	Year End	1/4/2016
2015	101	FV	404,900	0	10,483.	381,900	786,800	786,800	Year End Roll	12/11/2014
2014	101	FV	404,900	0	10,483.	373,100	778,000	778,000	Year End Roll	12/16/2013
2013	101	FV	404,900	0	10,483.	355,500	760,400	760,400		12/13/2012

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
EBNER MERRILL L	76145-257	1	11/12/2020	Estate/Div		1,225,000	No	No	Merrill L Ebner dod 3/27/2008				
	11318-682		5/1/1967				No	No					

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2018		Inspected						PH Patrick H
5/8/2016		MEAS&NOTICE						BS Barbara S
2/11/2009		Meas/Inspect						372 PATRIOT
11/23/1999		Mailer Sent						
11/4/1999		Measured						264 PATRIOT
8/19/1992								JK

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/19/2018	Inspected	PH	Patrick H
5/8/2016	MEAS&NOTICE	BS	Barbara S
2/11/2009	Meas/Inspect	372	PATRIOT
11/23/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
8/19/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

## INTERIOR INFORMATION

Avg Ht/FL:	STD	Phys Cond:	GD - Good	100%
Prim Int Wall:	2 - Plaster	Functional:		
Sec Int Wall:	4 - Solid Wood	Economic:		
Partition:	T - Typical	Special:		
Prim Floors:	3 - Hardwood	Override:		
Sec Floors:	%	Total:	18.	

## DEPRECIATION

Phys Cond:	GD - Good	18
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.

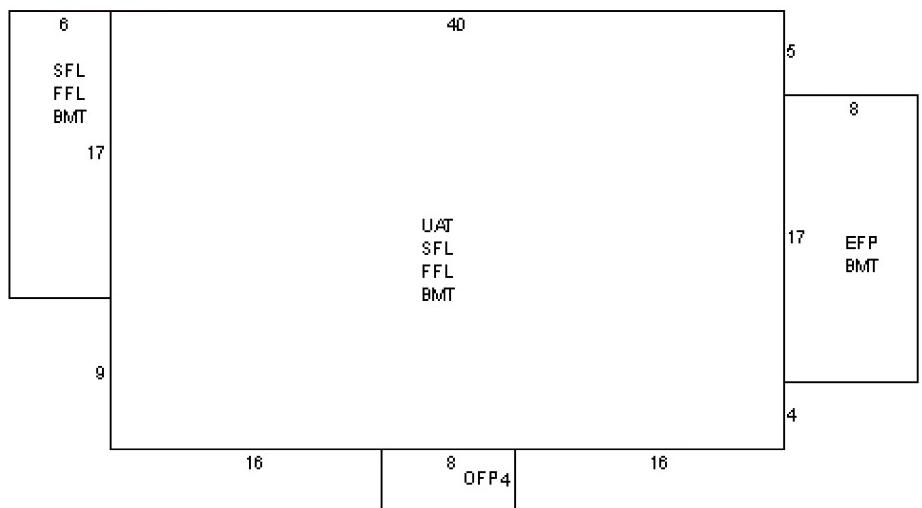
## CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.10971975
Const Adj.:	1.03195679
Adj \$ / SQ:	143.148
Other Features:	105370
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	684470
Depreciation:	127311
Depreciated Total:	557159

## **COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	190.39	
Special Features:	0	Val/Su Net:	139.65	
Final Total:	557200	Val/Su SzAd	243.96	

KETCH



SUB AREA

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,278	42.940	54,883	UAT	100	FLA	75	F	
FFL	First Floor	1,142	143.150	163,475						
SFL	Second Floor	1,142	143.150	163,475						
UAT	Upper Attic	260	74.440	19,354						
EFP	Enclos Porch	136	48.750	6,630						
OPP	Open Porch	32	45.410	1,453						
Net Sketched Area:		3,990	Total:	409,270						
Size Ad	2284	Gross Are	4770	FinArea	2479					

SUB AREA DETAIL

*AssessPro* Patriot Properties, Inc



## MOBILE HOME

Make:

Model:

**Serial #:**

**PARCEI\_ID** 133.0-0008-0006.0

#### SPEC FEATURES/YARD ITEMS

More: N

**Total Yard Items:**

### Total Special Features:

Total